

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8679 Republic of Chile, appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered by the Board at the meeting of April 27, 1966.

EFFECTIVE DATE OF ORDER: June 16, 1966

ORDERED:

That the appeal for a variance from the rear yard and lot occupancy requirements of the R-3 District to permit a one story rear addition to the embassy building at 2305 Massachusetts Ave., N.W., lots 14, 15, and 16, square 2516, be granted.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) Appellant's lots are improved with a three-story masonry structure.
- (2) The property was acquired in 1923 and is used as the residence of the Ambassador of Chile.
- (3) Appellant states that the existing dining area is inadequate for the current needs of the Embassy.
- (4) Appellant proposes to erect a one-story rear addition over an existing terrace and garage. The proposed addition measures 30 feet 2½ inches by 36 feet 5 inches.
- (5) Appellant's lots each have a 25 foot frontage on Massachusetts Avenue and a depth of 100 feet. The lots contain a total of 7500 square feet of land.
- (6) The garage is no longer used as it will not accommodate today's vehicles.
- (7) The proposed addition will extend to the rear lot line, which has a high retaining wall on it.
- (8) On the west side of the Chilean Embassy is the Chancery of China, 2311 Mass. Ave., N.W.; on the east side is the Embassy of the United Arab Republic, 2301 Mass. Ave., N.W.; and at the rear is the Chancery of the United Arab Republic, 2301 Decatur Place, N.W.
- (9) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that the erection of this addition will not be inconsistent with the present use and occupancy of the area. Although the addition will cause an excess over the lot occupancy prescribed for the R-3 District, the Board concludes that the granting of this appeal will have no adverse affect upon neighboring and adjoining property.

Further, the Board is of the opinion that this relief can be granted without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.